

STAFFORD COUNTY SCHOOL BOARD
Agenda Consideration

TOPIC: Award of Contract: LEED
Design Impacts - ES2009

ITEM NO.: 9E

PREPARED BY: Scott Horan,
Executive Director
Planning & Construction

MEETING: September 26, 2006
July 11, 2006
June 20, 2006

ACTION DATE: September 26, 2006
INFORMATION ONLY: N/A

André A. Nougaret
Interim Superintendent

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve incorporating U.S. Green Building Leadership in Energy and Environmental Design (LEED) basic certification in the design of ES2009.

KEY POINTS:

1. On April 27, 2006 the School Board approved an A/E design contract with Moseley Architects for the design of ES2008 at the Gari Melchers Complex. Part of the approved design effort is to identify the additional level of design/construction services required to have ES2008 achieve the basic LEED certification.

2. U.S. Green Building Council's Green Building Program or LEED required a comprehensive study by the design team to determine what areas of the elementary school prototype could implement LEED concepts. The study was completed in early June 2006. The following is information about the U.S. Green Building Council's Green Building Program that was provided to and approved by the School Board on February 28, 2006:

a. What is Green Building?

- Collection of design and construction strategies when utilized, significantly reduce or eliminate the negative environmental impacts of building, and provide healthy indoor space for the occupants.

b. What are the benefits implementing Green Building?

- More efficient and cost effective use of building resources.
- Significant energy and operational savings.
- Increased productivity and reduced absenteeism among occupants.
- Reduced storm water and air pollution impact.

c. What is the Cost and Return on Investment (ROI) of implementing Green Building?

- Recent analysis of existing Green Buildings show an upfront building cost increase from 0-5% of the total construction costs. However, these same additional costs are recouped through reduced operational costs over the life of the building.

d. How "Green" is measured?

- U.S Green Building Council (USGBC) developed LEED (Leadership in Energy and Environmental Design). LEED is the nationally accepted standard for green buildings.
- LEED allots points for: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design.
- A LEED project can strive for one of the following LEED award levels: Certified (26-32 points), Silver (33-38 points), Gold (39-51 points) or Platinum (52-69 points). ES2008 is proposed to be designed to the Certified LEED Level.

3. Staff met with the design team several times in May and early June 2006 to identify what LEED concepts to implement and quantify the level of design effort and estimated construction cost required to achieve the basic and silver LEED certification.

4. The following is the design fees and an estimated construction cost to achieve basic and/or silver LEED certification. The design costs are one-time design cost to the prototype. Staff is requesting basic LEED certification.

Basic Certification	
- Design Cost	\$90K
- Estimated Construction Cost	<u>\$400K</u>
Total	\$490K

Silver Certification	
- Design Cost	\$92K
- Estimated Construction Cost	<u>\$480K</u>
Total	\$572K

5. On July 11, 2006 the School Board deferred action on the issue until the Board of Supervisors (BOS) CIP and MS2008/ES2008 funding decision were made. On July 18, 2006, BOS approved funding for one school to be opened in 2008. On July 19, 2006, School Board voted to move forward with MS2008 (September 2008 opening) and delay ES2008 to open in September 2009.

6. Staff plans to continue with the design effort for ES2009 with the goal to prepare the design documents to support a September 2009 opening. A decision on this agenda will allow staff to move past the design schematic stage and continue with design development.

7. In light of the fact that the School Board had unanimously voiced prior support for the "Green Building" construction concept, staff brings this design decision before the School Board for additional consideration.

8. If approved by the School Board staff plans to issue a notice to proceed immediately.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn.

FUNDING SOURCE: VPSA – ES2009

AUTHORIZATION REFERENCE:
February 2006

Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29